

Vision North San Jose

- ***Update to the North San Jose Area Development Policy***
- ***Corresponding Amendments to the City of San Jose General Plan***

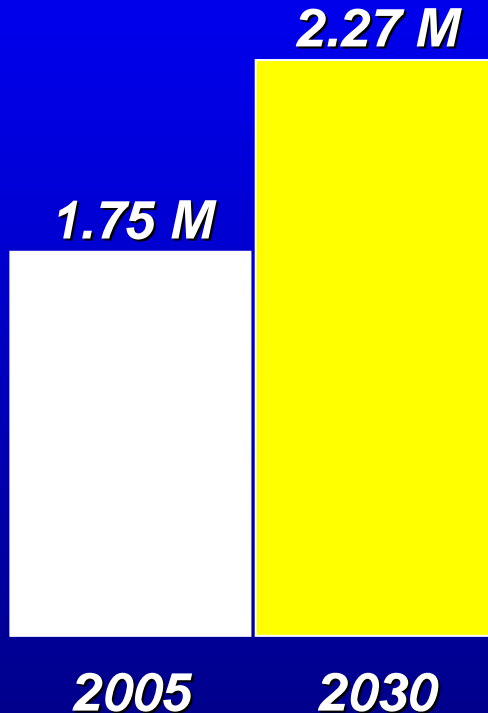


SV CREW
June 6, 2006

Growth Projections

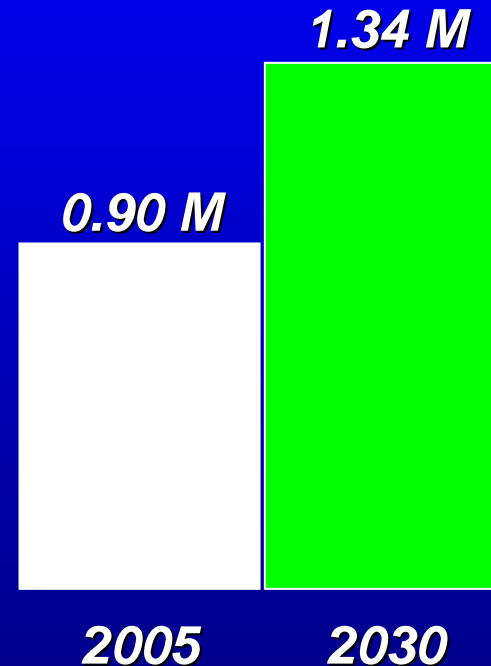
(Santa Clara County)

Population



***520,000 more residents
(355,000 of those in San José)***

Jobs



***440,000 more jobs
(240,000 of those in San José)***

San José Growth History

Population

1.5 M

1.0 M

0.5 M

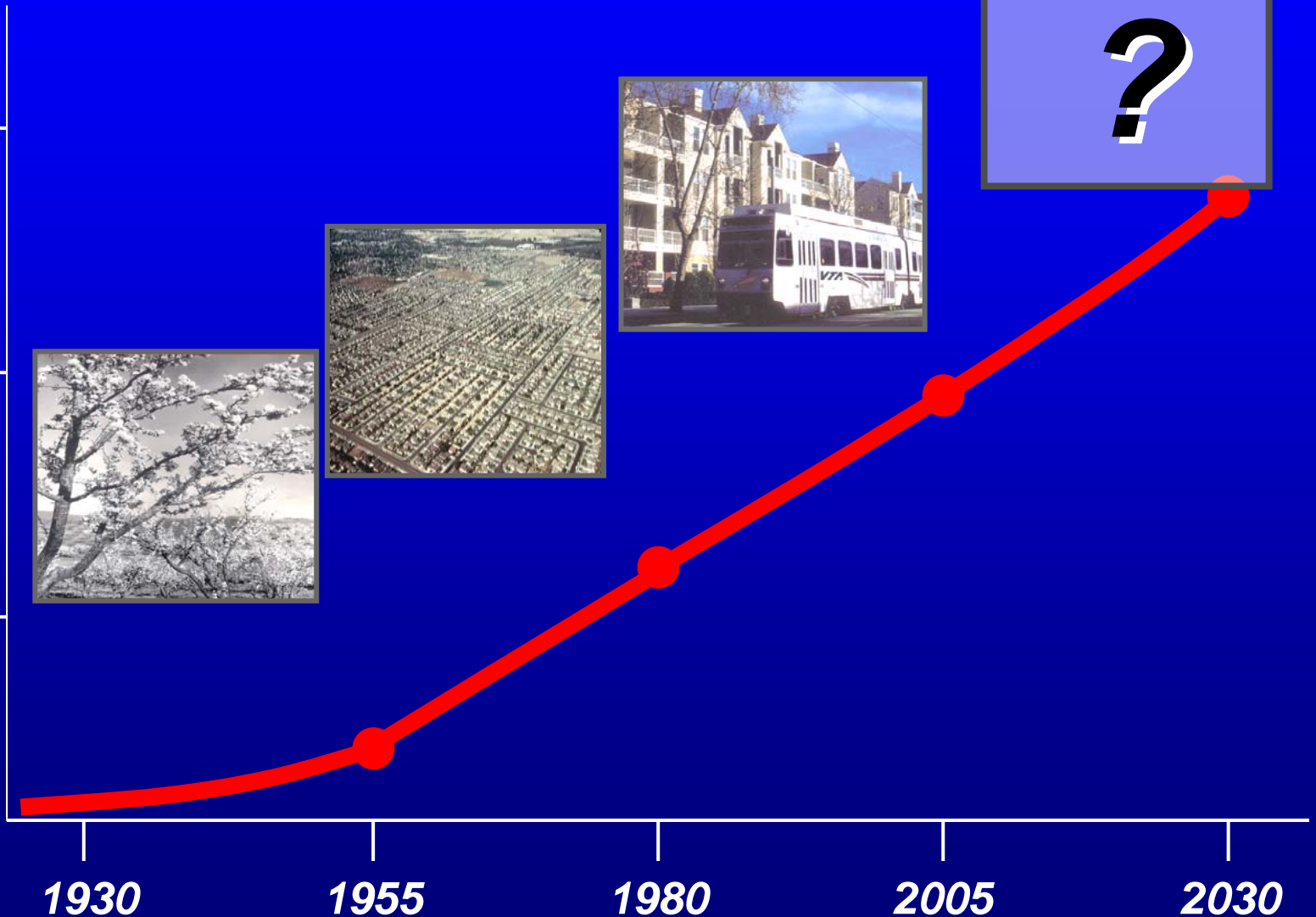
1930

1955

1980

2005

2030



Planned Growth Areas

| <i>Area</i> | <i>Housing Units</i> | <i>Jobs</i> |
|---------------------------------------|--|-------------------------------|
| <i>Downtown (New)</i> | <i>(10,000)</i> | <i>(30,000)</i> |
| <i>North San Jose (New)</i> | <i>32,000 (24,700)</i> | <i>83,000 (68,000)</i> |
| <i>Transit Corridors</i> | <i>20,000</i> | <i>15,000</i> |
| <i>Total</i> | <i>62,000 Units 155,000 Residents</i> | <i>128,000 Jobs</i> |
| <i>2030 Growth Projections</i> | <i>355,000 Residents</i> | <i>240,000 Jobs</i> |

Planned Residential Growth Areas

- ***Transit Corridors / Business Districts***
- ***North San José***
- ***Rincon South***
- ***Berryessa BART***
- ***Japantown***
- ***Downtown***
- ***Midtown***
- ***Communications Hill***
- ***Martha Gardens***
- ***Evergreen***
- ***Edenvale***
- ***Coyote Valley***



Planned Job Growth Areas

■ ***Citywide LOS/
Transit Corridors***

■ ***North San José***

■ ***Downtown***

■ ***Berryessa BART***

■ ***Evergreen***

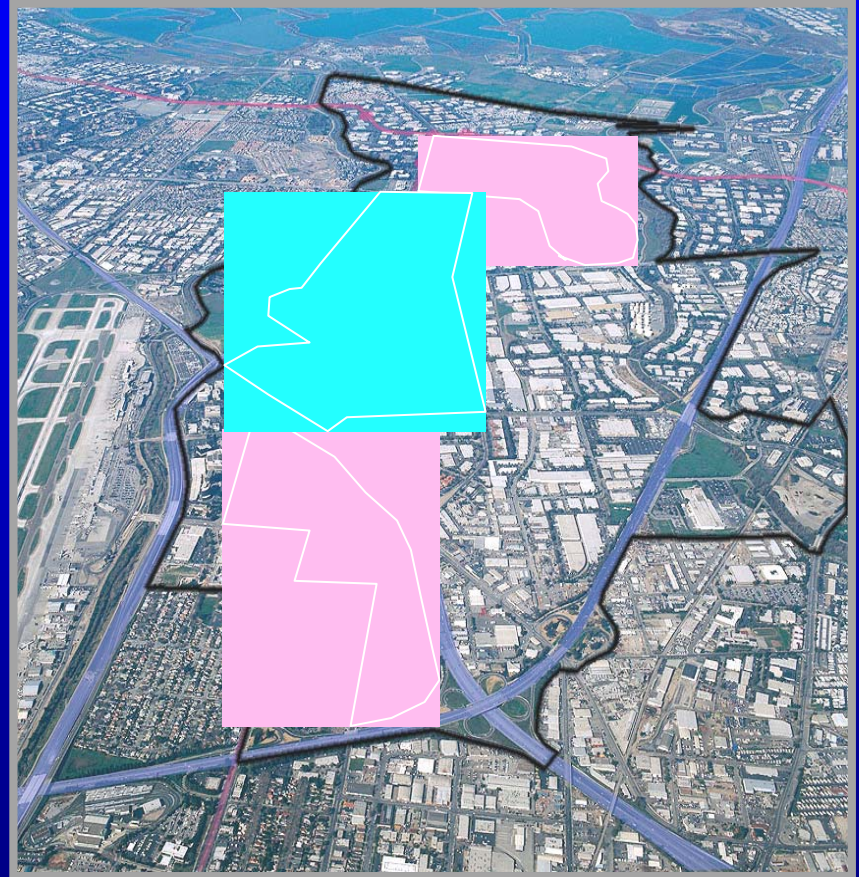
■ ***Edenvale***

■ ***Coyote Valley***



Vision North San Jose

- ***Create Premier Silicon Valley Corporate Center***
 - *Concentrate development along LRT line and near Airport*
 - *Add 26.7 million square feet*
 - *Integrate retail uses*
- ***Provide New Housing Near Jobs***
 - *32,000 housing units*
- ***Transportation Improvements***
 - *\$519 million*
 - *To be financed by development fees*
- ***New Area Development Policy and EIR***



Proposed Development Example

Light Rail Corridor - Before



Proposed Development Example

Light Rail Corridor - After



Residential Development



Existing Residential Areas

- 8,000 Units

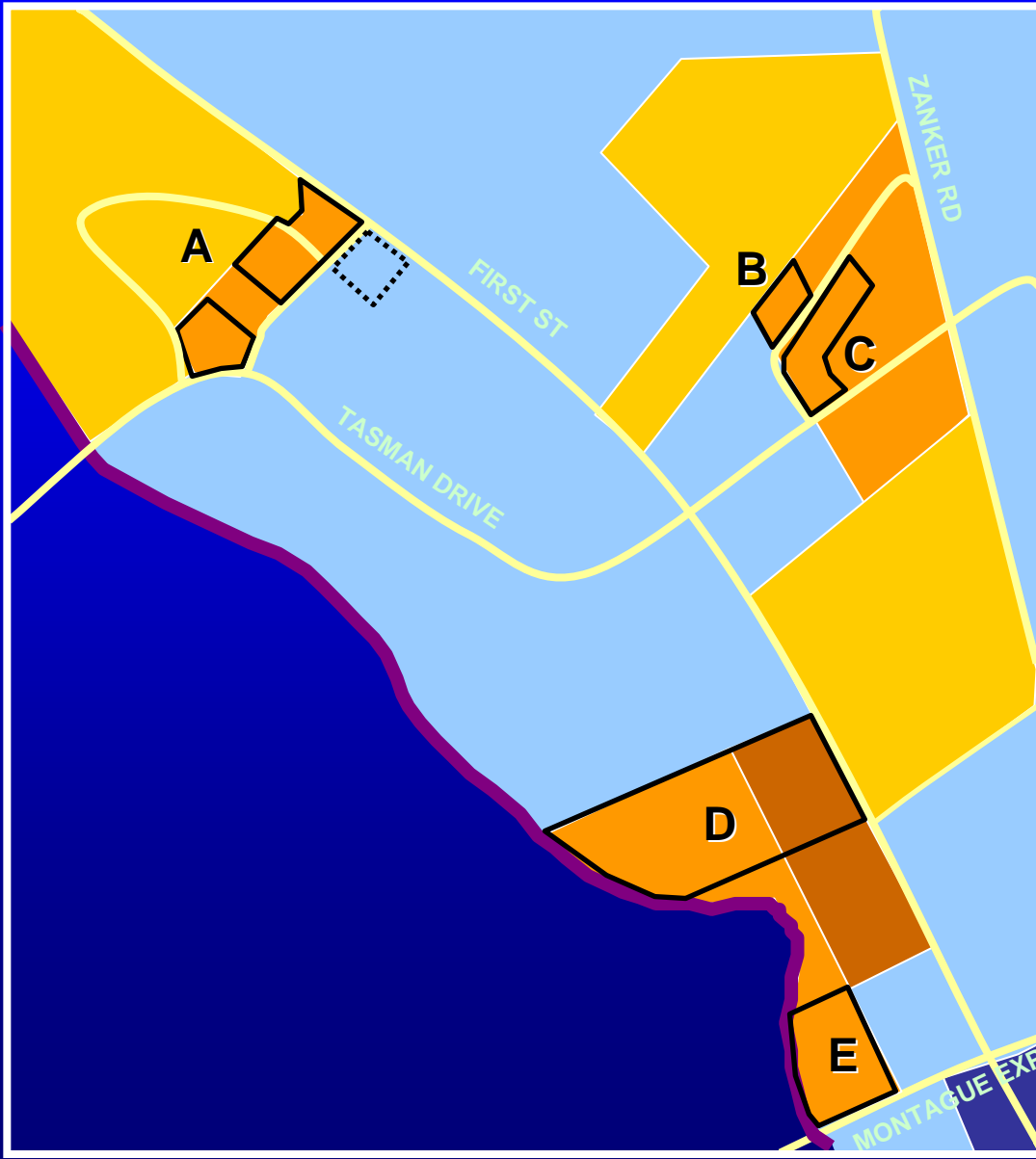
New Residential Overlay Areas

- 400-Acre Area for Potential Residential and Supporting Uses
- 55 DU/AC Minimum Net Density

Mixed-Use Industrial Core Area

7 New Parkland Overlays

Residential Area 1



A *PDC 06-013*
969 Units on 20.8 Acres

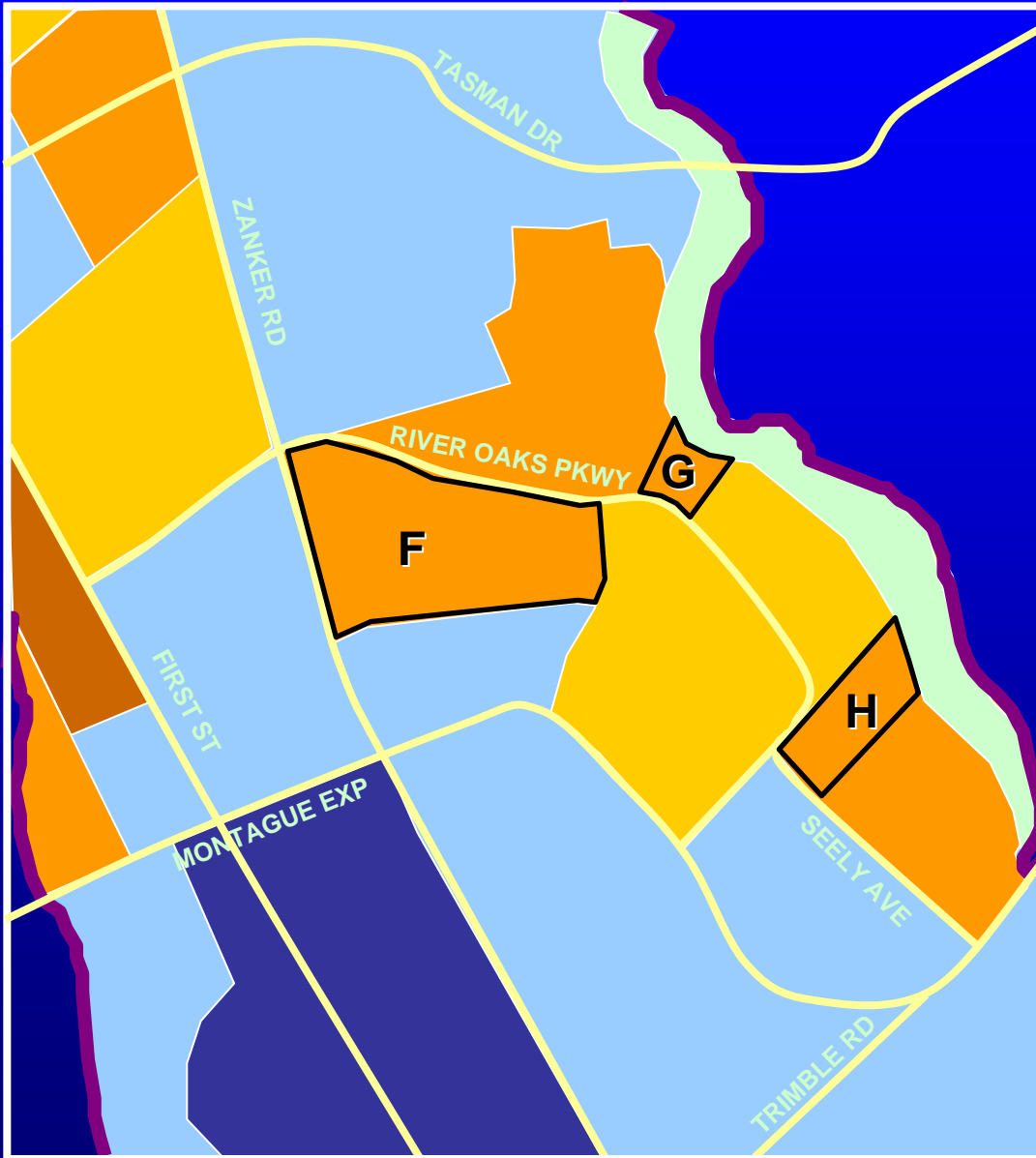
B *PDC 06-061*
183 Units on 3.2 Acres

C *PDC 05-0124*
636 Units on 10.8 Acres

D *GP 05-04-08*
Residential / Commercial
on 32.0 Acres

E *PDC 05-099*
620 Units on 11.2 Acres

Residential Area 2

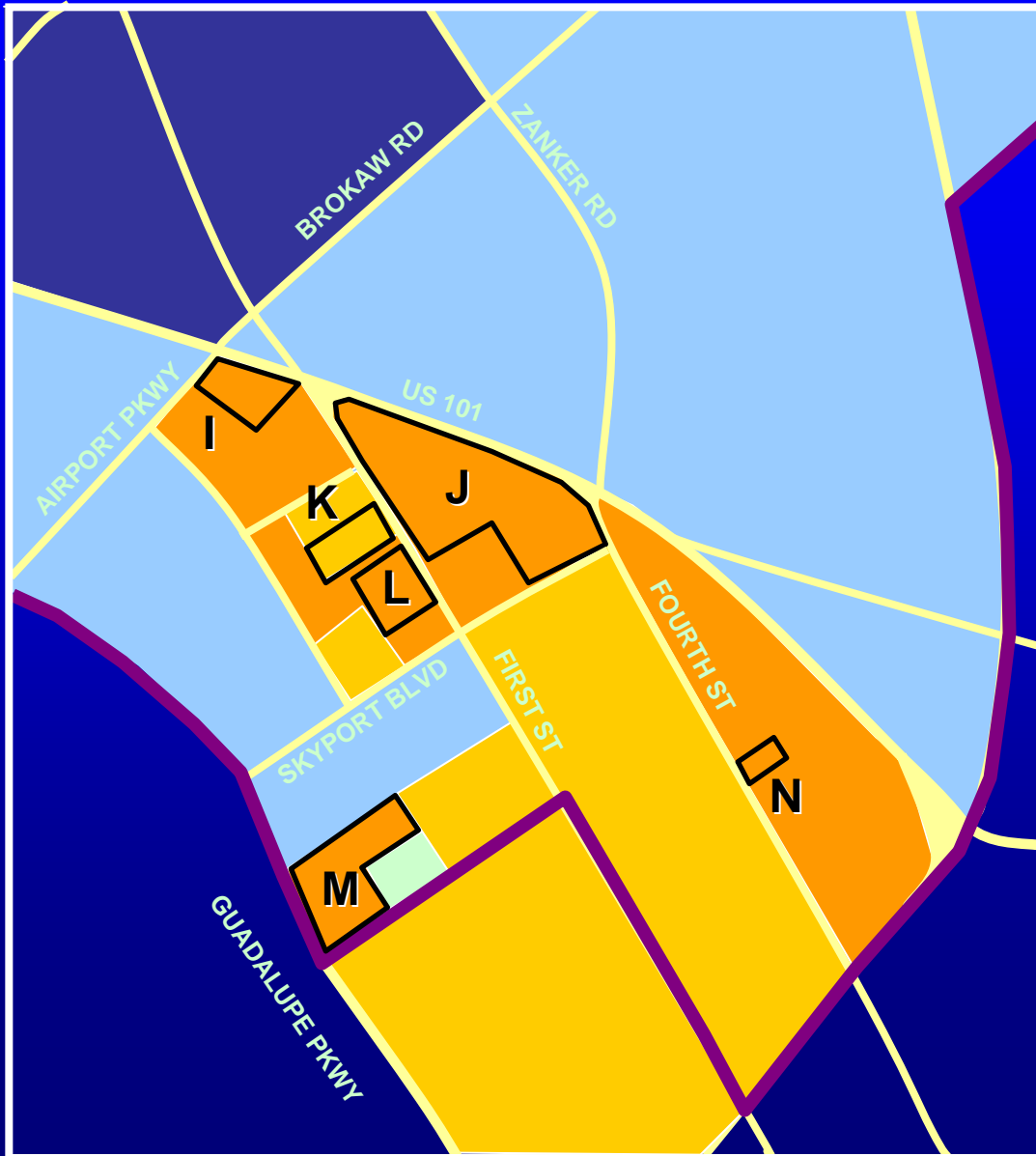


F *PDC 06-038*
1,900 Units on 38.7 Acres

G *PRE 06-140*
594 Units on 8.0 Acres

H *PRE 05-502*
1,200 Units on 14.5 Acres

Residential Area 3



- I** *GP06-T-01
Increase Height to 220 Feet*
- J** *PRE 05-358
2,000 Units, 500,000 sq. ft.
Commercial, 200,000 sq. ft.
Industrial on 16.7 Acres*
- K** *GP 05-T-04
Increase height to 230 feet*
- L** *PDC05-114
340 Units on 2.4 Acres*
- M** *PDC 06-011
302 Units on 5.3 Acres*
- N** *PDC 06-022 / PD06-011
100 Units on 0.8 Acres*

Applications on File

■ ***Industrial Projects***

- ***Site Development Permit for Cadence to build 200,000 square feet of industrial space***
- ***Building permits in process for eBay Campus***

■ ***Residential Projects***

- ***3 General Plan Amendments encompassing 41 acres and up to 2,000 units. Includes WYSE property and proposed height increases to 220 and 230 feet.***
- ***7 Planned Development Zonings encompassing 96 Acres and up to 4,000 residential units***
- ***5 Preliminary Review requests encompassing 43 acres and up to 4,000 units***

Transportation Improvements



■ ***1st Phase Major Improvements***

- Widen Montague
- 101 / Trimble
- Montague – Trimble Flyover
- Oakland / 101

■ ***Other Improvements***

- Phase 2-4 Major Improvements
- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

■ ***Traffic Impact Fee***

- Industrial: \$10.44 / SQ. FT.
- Single-Family: \$6,994 / Unit
- Multi-Family: \$5,596 / Unit
- Commercial: No Fee

Transportation Improvements



■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

■ Other Improvements

- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

Proposed Mitigations

- ***Funding Improvements to Allow FAR Increase***
 - ***City Contribution = \$30 million***
 - ***Prospective State & Other Funding = \$28 million***
 - ***Development Contribution = \$460 million***
- ***Industrial Development (26.7 Million Square Feet):***

Traffic Impact Fee = \$10.44 per square foot
- ***Residential Development (32,000 Units):***

Traffic Impact Fee (Single-family) = \$6,994 per unit

Traffic Impact Fee (Multi-family) = \$5,596 per unit
- ***Supporting Commercial Uses (1.4 Million Square Feet)***

No Fee

County Settlement

- ***\$15 Million for Montague Expressway Project
Phase 1 Funding***
- ***No Increase in Developer Fee***
- ***Plan to Compete for Regional Funding***

Development Phasing / Implementation

■ ***Phase 1***

- *Up to 7 Million sq. ft. of Industrial*
- *Up to 8,000 Residential Units*

- *US 101 / Trimble*
- *Montague Widening*
- *First Street / Montague*
- *First Street / Charcot*
- *First Street / Metro*
- *First Street / Trimble*

- *Montague / Trimble*
- *Old Oakland / Montague*
- *Trade Zone / Montague*
- *Brokaw / Bering*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 2***

- *7 to 14 Million sq. ft. of Industrial*
- *8,000 to 16,000 Residential Units*

- *Charcot Overcrossing*
- *Zanker Widening*
- *Zanker / Montague*

- *Zanker / Trimble*
- *Zanker / Brokaw*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 3***

- *14 to 21 Million sq. ft. of Industrial*
- *12,000 to 24,000 Residential Units*

- *First Street / 237*
- *Zanker / Tasman*
- *Zanker / Charcot*

- *Junction / Charcot*
- *McCarthy / Montague*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 4***

- *21 to 26.7 Million sq. ft. of Industrial*
- *16,000 to 32,000 Residential Units*

- *Zanker / Skyport Connection*
- *Mabury Interchange*

- *Transit/Bicycle/Pedestrian*

Schedule

- ***Policy Adopted*** ***June 2005***
- ***First Application Filed*** ***October 2005***
- ***Court Ruling on EIR*** ***March 2006***
- ***EIR Recirculation Schedule***
 - ***Recirculation*** ***June 2006***
 - ***Planning Commission Hearing*** ***Aug 2006***
 - ***City Council Hearing*** ***September 2006***